MONTHLY PROGRESS REPORT

SOUTHBOROUGH PUBLIC SAFETY COMPLEX
SOUTHBOROUGH, MASSACHUSETTS

PROJECT DESCRIPTION:

This contract work is for a new Public Safety Complex Bldg. with Police and Fire Station headquarters. The station will include 5 apparatus bays, dispatch and communications, offices, dormitory space, kitchen, fitness room, and showers for the on-duty firefighters. The site is located right off of Cordaville Road and near Common Street. The new Police Station and Fire Station will be staffed 24 hours a day, 7 days a week.

The project was designed by Context Architecture (formerly Donham & Sweeney) of Boston, MA. CTA Construction Managers of Waltham, MA was selected as the General Contractor. Both CTA Construction Managers and the Town of Southborough ("Town") executed a Standard Form of Agreement between Owner and Contractor (AIA A101). The Agreement stipulated sums of $15,125,000.00 for complete construction.

PROJECT INFORMATION:

Owner:
Town of Southborough
17 Common St.
Southborough, MA 01772
508.480.0161

Owner’s Project Manager:
The Vertex Companies, Inc. ("VERTEX")
Kevin Heffernan
400 Libbey Parkway
Weymouth, MA 02189
781.952.6000 / 6060F

Architect:
Context Architecture ("Context")
Jeff Shaw
98 Harrison Ave
Boston, MA 02111
617.423.1400

Contractor:
CTA Construction Managers ("CTA")
Jared Dougan, PM
400 Totten Pond Road
Waltham, MA 02451
781.786.6624

PROJECT COMPLETION

LAST REPORT
35%*
*as of Pay App No. 7

CURRENT REPORT
43%**
**as of Pay App No. 8

Pictures: Overall building progress
PAYMENT STATUS

A schedule of values ("SOV") was initially provided by CTA Construction Managers to the Owner, Context and Vertex for review. The SOV is an outline of the project cost break-downs per trade. The SOV will have adjustments as the rest of the sub-contractors get on board, there were no comments at this time, but continues to get reviewed at the weekly project meetings.

Payment Application No.1 was submitted for payment on July 6, 2018 in the amount of $454,843.85

Payment Application No.2 was submitted for payment on August 6, 2018 in the amount of $439,691.91

Payment Application No.3 was submitted for payment on September 11, 2018 in the amount of $602,151.54

Payment Application No.4 was submitted for payment on October 9, 2018 in the amount of $979,857.02

Payment Application No.5 was submitted for payment on November 6, 2018 in the amount of $1,071,930.46

Payment Application No.6 was submitted by CTA on November 29, 2018 for the building committee to approve in the amount of $804,796.65

Payment Application No. 7 was submitted by CTA on December 31, 2018 for Vertex and Context to review in the amount of $812,053.12. Comments have been issued to CTA, and the application was revised to $797,993.72.

Payment Application No. 8 was submitted by CTA on January 25, 2019 for Vertex and Context to review in the amount of $1,293,845.02.

POTENTIAL DAMAGES

There are no potential damages to report at this time.

AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

PROJECT COMPLETION

Last Report

35%
*as of Pay App No.7

Current Report

43%
**as of Pay App No. 8
SCHEDULE UPDATE

At this time biggest schedule concern is that the main building slab is behind schedule by almost 3 weeks. P. DuRoss, CTA’s Project Executive is aware of this and indicated that the end date should not be affected. The project team is awaiting a revised schedule and will be following up with CTA to understand how they will recover this time.

CONSTRUCTION ACTIVITY

Site:
Site work is on-going. Installation of the tight tank is complete, all perimeter drainage is 90% complete, under slab utility trenching is complete, backfilling and compaction of under-slab material is complete. The utility ductbank is 50% complete (from the driveway back to the transformer).

Electrical:
Under-slab conduit is complete. Electrical ductbanks are 50% complete. Second floor rough in work has started.

Exterior Work:
Exterior metal framing is complete, densglass is complete, AVB on exterior sheathing is approximately 25% complete. Pitched roof framing is complete, AVB is complete, hunter panel installation is complete, and ice and water shield is approximately 70% complete. Masonry has started on the police side of the main building.

Steel:
N/A

Plumbing, HVAC, and Interior Work:
Plumbing under slab utilities are complete. Roof drain piping is approximately 70% complete. Second floor rough-in work is approximately 25% complete. HVAC second floor piping is approximately 35% complete, ductwork has started. Second floor interior framing is 85% complete.

Safety:
CTA Construction Managers along with VERTEX have been ensuring on-site job safety.

Staffing:
The average daily staffing has been approximately 25 workers per day. The low for the month was 18 workers, the high was 34 workers.

Certified Payrolls:
Certified payrolls continue coming in to Vertex from the subcontractors. VERTEX will maintain copies, and review all certified payrolls.
CHANGE ORDERS / PROPOSAL REQUESTS

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ISSUES / CONCERNS

1. See Schedule Update.
**SITE DOCUMENTATION**

01

Photo depicts the completion of densglass, hunter panels on the roof, and progress of ice and water shield.

02

Photo depicts the completion of densglass, and use of heavy-duty poly-plastic to keep weather out of the apparatus bay.

03

Photo depicts the completion of densglass, ice and water shield on the roof, and the tenting for masonry.

04

Photo depicts the completion of densglass, the tenting for masonry, and the roof cornice.
Photo depicts the progress of underground utilities, backfilling, compaction, and start of slab prep.

Photo depicts the progress of underground utilities, the completion of the recessed dispatch floor.

Photo depicts the progress of the apparatus bay

Photo depicts the progress of underground utilities, backfilling and compaction and slab prep.
SITE DOCUMENTATION

09

Photo depicts the progress of the second floor framing, HVAC, and plumbing.

10

Photo depicts the progress of the second floor framing, fire rated ceiling, HVAC, and plumbing.

11

Photo depicts the progress of second floor framing, and plumbing.

12

Photo depicts the progress of the second floor framing, electrical, HVAC, and plumbing.
SITE DOCUMENTATION

13

Photo depicts the progress of the perimeter drainage.

14

Photo depicts the progress of the primary electrical service trench.

15

Photo depicts masonry base, and sill progress

16

Photo depicts brick veneer progress.
APPLICATION FOR PAYMENT NO. 8
(cover page only)
APPLICATION AND CERTIFICATE FOR PAYMENT

TO THE OWNER: Name: Town of Southborough
Address: 17 Common Street
Southborough, MA 01772

PROJECT: NAME: Southborough Public Safety
Address: 32 Cordaville Road
Southborough, MA 01772

APPLICATION NO.: 8
PERIOD TO: 01/31/19
APPLICATE: 01/31/19

FROM CONTRACTOR: CTA Construction Managers, LLC VIA ARCHITECT:
400 Totten Pond Road 2nd Floor
Waltham, MA 02451

CONTRACT FOR: Southborough Public Safety

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that current payment shown herein is now due.

CONTRACTOR: CTA Construction Managers, LLC

By: [Signature]
Date: 1/31/19
State of: MASSACHUSETTS
County of: MIDDLESEX
Subscribed and sworn to before me this 30th day of January, 2019
Notary Public
My Commission expires: 1-24-25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $5,151,264.76

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT Context Architecture, Inc.

By: [Signature]
Date:
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.